

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	92.47 %	97.34 %	12	96.45 %	16	17	
% of Funds Disbursed	86.36 %	93.23 %	11	87.93 %	29	32	
Leveraging Ratio for Rental Activities	5.17	3	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	57.57 %	92.78 %	11	83.38 %	6	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	91.02 %	85.19 %	3	70.15 %	92	87	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.14 %	82.08 %	12	80.67 %	21	21	
% of 0-30% AMI Renters to All Renters***	22.86 %	46.99 %	12	45.30 %	11	13	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.52 %	98.09 %	7	95.32 %	56	56	
Overall Ranking:			In State:	11 / 12	Nationally:	27 32	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,861	\$18,242		\$26,635	420 Units	49.90 %	
Homebuyer Unit	\$8,524	\$14,978		\$14,938	348 Units	41.40 %	
Homeowner-Rehab Unit	\$33,050	\$15,437		\$20,675	73 Units	8.70 %	
TBRA Unit	\$0	\$2,065		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gary IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

\$71,789
\$64,119
\$95,185

\$73,615
\$74,844
\$74,993

\$37,592
\$19,623
\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

3.0	%
1.1	%

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.7	2.0	2.7	0.0	Single/Non-Elderly:	34.7	14.1	23.3	0.0
Black/African American:	98.3	96.3	87.7	0.0	Elderly:	5.5	0.9	26.0	0.0
Asian:	0.0	0.0	1.4	0.0	Related/Single Parent:	45.9	54.5	27.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	9.1	21.6	12.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.8	8.9	11.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.3	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.7	1.2	8.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.4	14.1	37.0	0.0	Section 8:	9.8	0.0 [#]		
2 Persons:	25.4	24.5	20.5	0.0	HOME TBRA:	0.2			
3 Persons:	24.2	24.8	8.2	0.0	Other:	14.4			
4 Persons:	12.0	21.0	12.3	0.0	No Assistance:	75.6			
5 Persons:	5.5	9.5	12.3	0.0					
6 Persons:	2.4	3.5	5.5	0.0					
7 Persons:	0.2	2.3	2.7	0.0					
8 or more Persons:	0.0	0.3	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				20

* The State average includes all local and the State PJs within that state

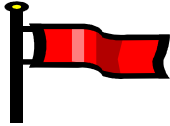
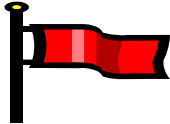
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gary State: IN Group Rank: 27
 (Percentile)
 State Rank: 11 / 12 PJs Overall Rank: 32
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	57.57	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	91.02	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	99.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.7	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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